

ZB# 01-03-A

Drena Cocchia

21-3-7

Prelim.

~~Sanitary~~ 26, 2001
Is ignored

February 26, 2001.

No action necessary.

Board found that

residence, even though

it has 2 kitchens,

areas are not separated

into 2 sections &

only one utility box

is present;

constituting

single-family

residence.

(Add minutes to file)

#01-03A Cocchia, Drena

21-3-7 Finding

APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: Cocchia, Drena

FILE# 01-03

RESIDENTIAL: \$50.00
INTERPRETATION: \$150.00

COMMERCIAL: \$150.00

AREA _____

USE _____

APPLICATION FOR VARIANCE FEE \$ _____

* * *

ESCROW DEPOSIT FOR CONSULTANT FEES \$ _____

DISBURSEMENTS:

STENOGRAPHER CHARGES: \$4.50 PER PAGE

PRELIMINARY MEETING-PER PAGE \$ _____
2ND PRELIMINARY- PER PAGE \$ _____
3RD PRELIMINARY- PER PAGE \$ _____
PUBLIC HEARING - PER PAGE \$ _____
PUBLIC HEARING (CONT'D) PER PAGE \$ _____
TOTAL \$ _____

ATTORNEY'S FEES: \$35.00 PER MEEETING

PRELIM. MEETING: \$ _____
2ND PRELIM. \$ _____
3RD PRELIM. \$ _____
PUBLIC HEARING. \$ _____
PUBLIC HEARING (CONT'D) \$ _____
TOTAL \$ _____

MISC. CHARGES:

..... \$ _____
TOTAL \$ _____

LESS ESCROW DEPOSIT \$ _____
(ADDL. CHARGES DUE) \$ _____
REFUND DUE TO APPLICANT .. \$ _____

	CLAIMED	ALLOWED
Zoning Board 1/Hg	75.00	
Mrs. 1		
Cocchia - 3	13.50	
Betcha - 6		
Borden - 9		
Cutro - 4	103.50	
<u>83</u>	178.50	

PRELIMINARY MEETING:

COCCHIA, DRENA

Ms. Drena Cocchia appeared before the board for this proposal.

MR. NUGENT: Request for finding of single-family use of resident with two kitchens located at 11 Hickory Avenue in an R-4 zone.

MS. COCCHIA: I guess I need an interpretation. I have a kitchen upstairs and I've had it up there for several years and I want to sell the place, it's a one-family house and I guess--

MR. KANE: With the kitchen upstairs, are there any separate gas meters to the particular kitchen?

MS. COCCHIA: Yes, it was there for my daughter, I've had it there for several years, but she wanted, she didn't want to be a burden to me, she didn't want to put it on mine.

MR. KANE: Total separate gas and electric?

MS. COCCHIA: Yes because I had a--

MR. NUGENT: Would you be willing to remove them?

MS. COCCHIA: Yes, if it was not--

MR. NUGENT: No, not the kitchen but the meter.

MR. KANE: What we have done is that if it's all on one meter and shown that way, then it's not a problem with two and then anybody in the future would give an interpretation, anybody in the future could easily turn it into an apartment which it's not zoned for and not something we'd be wanting to do so, you know, under the stipulation that the meters were all put under one thing and then there's no problem with having a second kitchen as long as it's under one account.

MR. TORLEY: And it's not locked away, isolated,

separate entrances.

MS. COCCHIA: No, no, my front door.

MR. KANE: No, Larry's just covering the bases, some of the houses have separate entrances.

MR. KANE: So, if you'd be willing to get that put under one account, one meter for electric and gas, I think that's something that the board would consider in that.

MS. COCCHIA: Okay.

MR. NUGENT: Absolutely.

MR. REIS: Mr. Chairman, I can't vote on this cause I'm involved with the potential sale of the property but I'd like to make a comment. I believe the house has gas upstairs to accommodate your family and you have oil downstairs.

MS. COCCHIA: Yes, well, there's a little furnace in the ceiling because when I, years ago when we put the ten foot on my house, my furnace broke because of the extra--

MR. NUGENT: Strain.

MS. COCCHIA: Strain, and my daughter didn't want to do that again so that's why that's like that.

MR. REIS: The only reason I mention that is so you don't have a situation where they're requesting or requiring something and you cannot provide that.

MR. KANE: Separate meter upstairs wouldn't have anything to do with getting it piped in so they'd be able to use the gas, it's just a meter.

MR. TORLEY: Ma'am, your house has one gas meter for the upstairs refrigerator and the heater?

MS. COCCHIA: It's propane.

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MR. TORLEY: There's a propane tank.

MR. NUGENT: She doesn't have a meter.

MR. KANE: That makes a big difference then.

MR. REIS: Just clarifying the fact that there's oil and gas.

MR. TORLEY: I was thinking natural gas.

MR. KRIEGER: When you say gas--

MR. KANE: It's easy access upstairs and would be continued to be used as a one-family home?

MS. COCCHIA: Right.

MR. TORLEY: You'd stipulate that it's going to be sold as a one-family home, market it as a one-family home?

MS. COCCHIA: Yes, it is.

MR. TORLEY: Do we need a motion on this matter? She doesn't need to come back.

MR. KRIEGER: Then I think that yeah, you should have a motion that it appears to be a one-family home.

MR. TORLEY: I move that we find that Drena Cocchia's house is a one-family house marketed as such and the appliances are merely there as a convenience for the owner and additional safety matter.

MR. KANE: And nothing has to be removed, no two meters in the house. Second the motion.

ROLL CALL

MR. TORLEY	AYE
MR. KANE	AYE
MR. NUGENT	AYE

OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

*prelim.
Jan. 29, 2001
01-03*

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (845) 563-4630 TO
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

DATE: 1/23/01

APPLICANT: Drena Cocchia
11 Hickory Avenue
New Windsor, NY 12553

COPY

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE:

FOR : BP # 37

LOCATED AT: 11 Hickory Avenue

ZONE: R-4 Sec/ Blk/ Lot: 21-3-7

DESCRIPTION OF EXISTING SITE: Existing Residential House

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. Two Family House not permitted in a R-4 zone. House has (2) separate kitchens installed.


BUILDING INSPECTOR

PERMITTED NOT

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: USE: A-8

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD:

REQ'D SIDE YD:

REQ'D TOTAL SIDE TD:

REQ'D REAR YD:

REQ'D FRONTAGE:

MAX BLDG HT:

FLOOR AREA RATIO:

MIN LIVABLE AREA:

DEV COVERAGE:

cc: Z.B.A., APPLICANT, FILE, W/ ATTACHED MAP

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

RECEIVED

JAN 19 2001

BUILDING DEPARTMENT

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and underslab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

FOR OFFICE USE ONLY:
Building Permit #: 37

AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS
REQUIRED BEFORE PERMIT WILL BE ISSUED

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises Eirena Cocchia

Address 11 Hickory Ave Phone 5625196

Mailing Address same

Name of Architect N/A

Address _____ Phone _____

Name of Contractor _____

Address _____ Phone _____

State whether applicant is owner, lessee, agent, architect, engineer or builder _____

If applicant is a corporation, signature of duly authorized officer. _____

(Name and title of corporate officer)

1. On what street is property located? On the _____ side of _____
(N,S,E or W)
and _____ feet from the intersection of _____

2. Zone or use district in which premises are situated _____ Is property a flood zone? Y _____ N _____

3. Tax Map Description: Section 21 Block 3 Lot 7

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy _____ b. Intended use and occupancy _____

5. Nature of work (check if applicable) New Bldg ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☐ Other ☒
Second Kitchen existing add.

6. Is this a corner lot? _____

7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. of stories _____

8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____

Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant: Gas _____ Oil _____

Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____

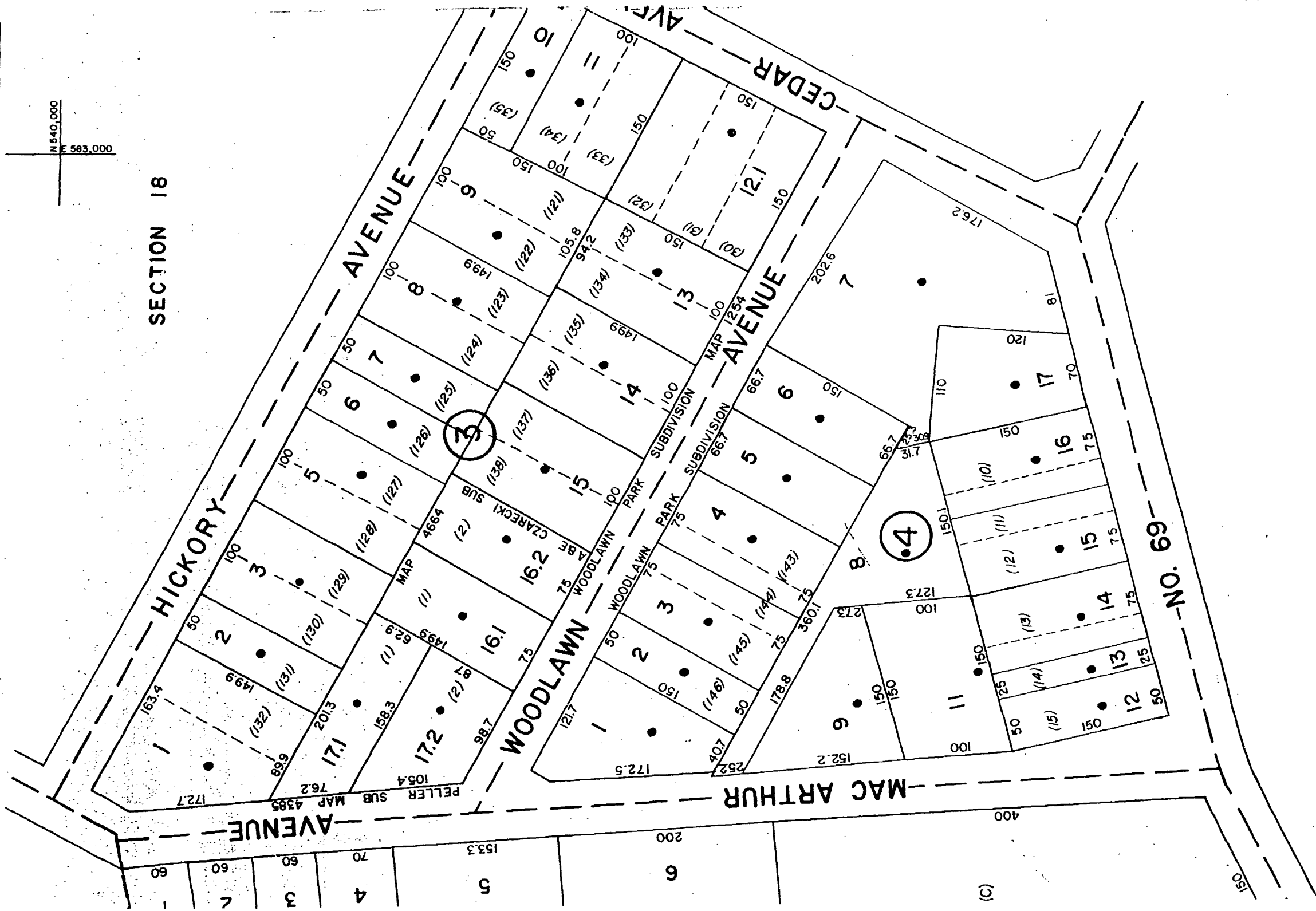
10. Estimated cost _____ Fee \$50.00

Clot
1847

PAID

N 540,000
E 583,000

SECTION 18



ZBA MEETS ON THE 2ND AND 4TH MONDAY OF EACH MONTH UNLESS A HOLIDAY FALLS ON THAT DATE. JULY AND AUGUST: ONE MEETING PER MONTH ONLY.

PROCEDURE FOR A PUBLIC HEARING

Preparations for a public hearing are relatively simple IF YOU READ AND FOLLOW THIS PROCEDURE:

Step 1 - Order a variance list from the Assessor's Office. A deposit of \$25.00 payable to TNW must be paid in advance for this list. This list is necessary for the mailing of notices to all property owners within 500 feet of your property. The total fee for this list is based on the number of names and addresses on your list.

Step 2-While awaiting the preparation of the list, fill out the Application and Public Notice of Hearing (leave date blank) which you received at the preliminary meeting before ZBA.

Step 3 - When the list is completed, the Assessor's office will call you. Using the list, address an envelope for each, add your return address and a first-class stamp and hold. These will be used to forward the hearing notices to all of the adjacent property owners.

Step 4 - Call Pat at 563-4630 and MAKE AN APPOINTMENT to come in with your completed paperwork. At this time also bring with you a copy of your deed or contract of sale, title report (if you have one), photos, completed applications, public hearing notice, addressed/stamped envelopes, and fees payable to the Town of New Windsor. A HEARING DATE WILL NOT BE SCHEDULED UNLESS ALL OF THE PAPERWORK IS COMPLETED AND RETURNED WITH THE FEES TO THE SECRETARY.

Step 5 - The Public Notice of Hearing must be published in the local paper one time, ten days prior to the hearing date. Secretary will make arrangements for the publication of the notice. Applicant is responsible for the payment of publication. Secretary will fill in the date of public hearing on notice when all paperwork is received.

Step 6 - Once the Secretary has had an opportunity to review the hearing notice, she will add the hearing date and you may then insert the completed public hearing notice in each of the prepared envelopes, seal each envelope and bring back to Pat in the order in which they appear on the list. She will then compare the envelopes with the list, if it checks out, she will prepare an Affidavit of Mailing and mail the envelopes out. Notices must be postmarked at least 10 days before the hearing date.

Step 6 - Prepare two separate checks both payable to the Town of New Windsor, one in the amount of \$50.00 (residential) or \$150.00 (commercial) which is the variance application fee, and a second check in the sum of \$300.00 (residential) or \$500.00 (commercial). The second sum will be held in escrow pending the deduction of fee for stenographic services and attorney's fee for the handling of your file.

APPLICANT'S CHECK LIST:

- 1. Applications (3 copies);**
- 2. Public notice of hearing;**
- 3. Envelopes with names/addresses of adjacent property owners, stamped and ready for notice to be inserted;**
- 4. Fees;**
- 5. Copy of deed or contract of sale, title report, photographs of site.**

IMPORTANT NOTE: If your application is approved by the ZBA, you have one (1) year from the date of approval within which to pursue your building plans. A variance becomes null and void after this period. If you are not planning to build within this time frame, you must apply to the ZBA before this date expires to seek an extension of this variance.

**PATRICIA A. CORSETTI, SECRETARY
ZONING BOARD OF APPEALS
Town Hall - 555 Union Avenue
New Windsor, N. Y. 12553
(845)563-4630 - FAX (845)563-4692**